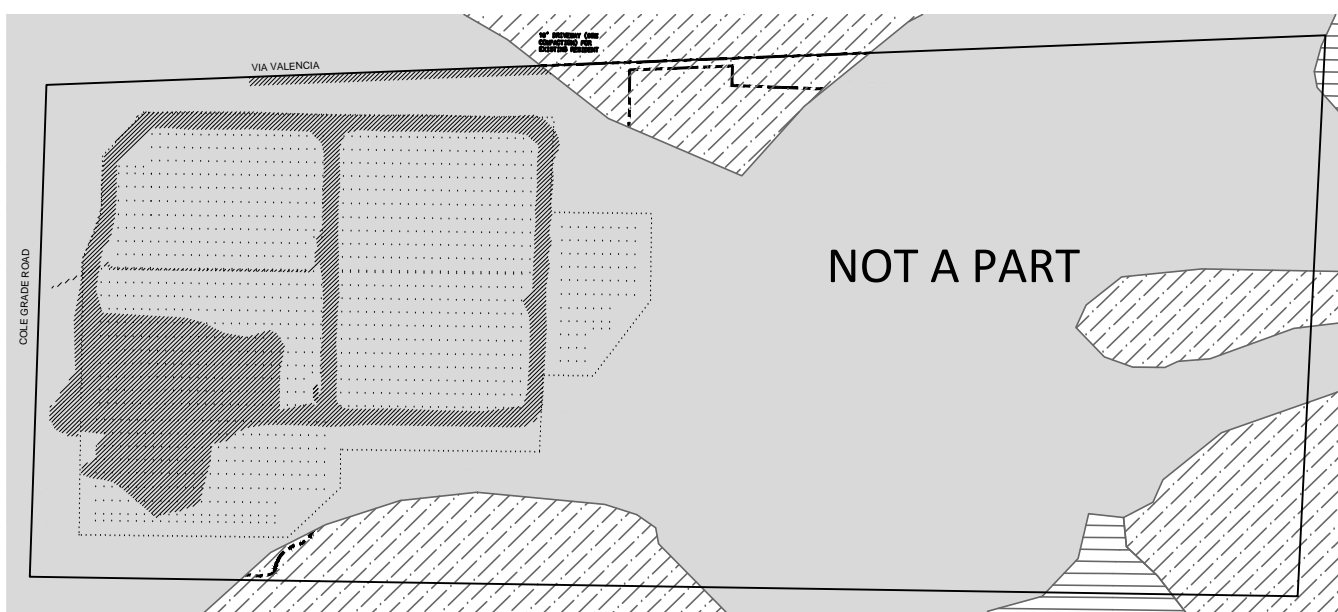


NOTES

1. GROSS AREA: 66.7 ACRES
2. NET AREA: 65.6 ACRES (COLE GRADE ROAD EASEMENT & 47' ULTIMATE R/W =1.1 AC)
3. MUP BOUNDARY AREA: 25.3 ACRES
4. TOPOGRAPHIC SOURCE: AEROTECH MAPPING INC, 6/18/2013
5. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
6. ALL DISTURBED AREAS WILL BE SURFACED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
7. PILE DRIVING OPERATIONS: IN ORDER TO LIMIT TEMPORARY CONSTRUCTION NOISE, ALL PILE DRIVING OPERATIONS SHALL BE LOCATED A MINIMUM SETBACK OF 215 FEET FROM ANY OCCUPIED RESIDENTIAL PROPERTY LINE. IF PILE DRIVING OPERATIONS ARE TO OCCUR WITHIN 215 FEET, THEN THESE OPERATIONS SHALL LIMITED TO OPERATE 25% OF THE HOURLY OR DAILY DURATION.



POSTS (PV & FENCE): 0.03 AC
EQUIPMENT PADS: 0.07 AC
FIRE ACCESS ROAD: 2.30 AC
GRADED AREAS: 3.44 AC
TOTAL: 5.84 AC

AGRICULTURAL LANDS IMPACTS
SCALE: 1"=400'

TOPOGRAPHY AND GRADING

VOLUME OF CUT/FILL: 6,000 CY
EXPORT/IMPORT: 0 CY
MAXIMUM SITE RETAINING WALL HEIGHT: N/A
TOTAL DISTURBED AREA BEFORE PROJECT: 2.2 AC
TOTAL DISTURBED AREA AFTER PROJECT: 19.6 AC
TOTAL IMPERVIOUS AREA BEFORE PROJECT: 0.10 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT: 0.30 AC

IMPERVIOUS SURFACES TABLE

ITEM DESCRIPTION	TOTAL AREA	UNIT
INVERTER / TRANSFORMER PAD	0.04	AC
FOOTING FOUNDATION	0.16	AC
TOTAL	0.20	AC

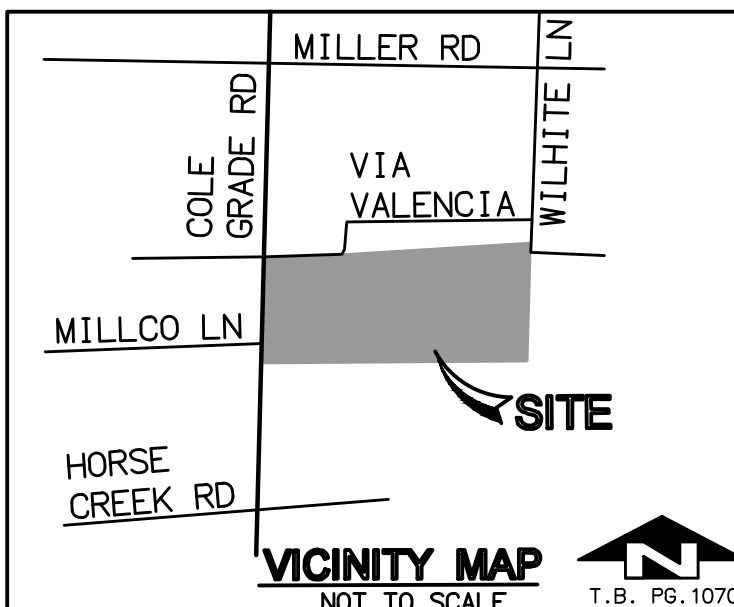
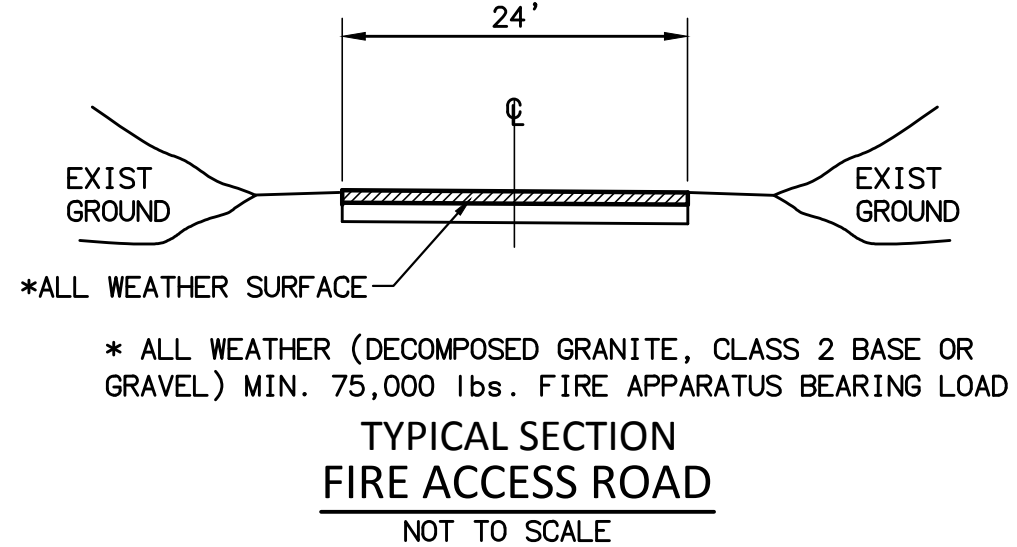
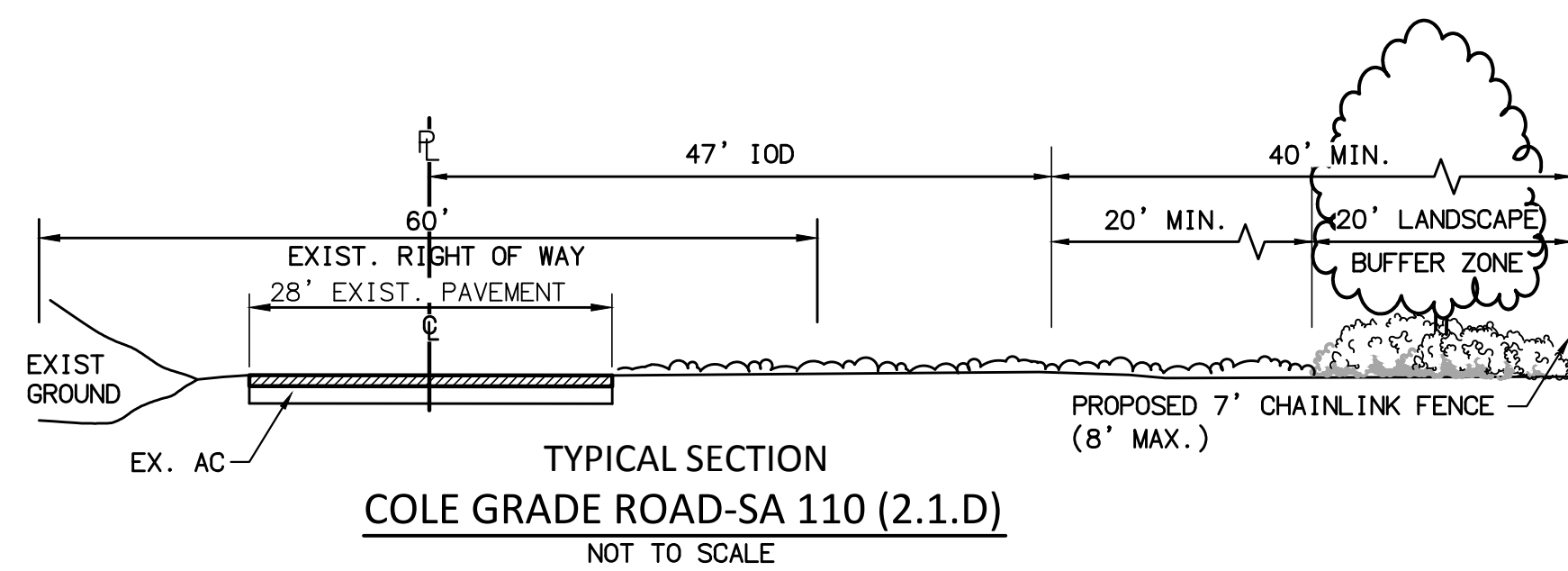
EXISTING EASEMENTS*

DESCRIPTION	DISPOSITION
42 PUBLIC ROAD	TO REMAIN
43 PUBLIC ROAD	TO REMAIN
44 SDG&E PUBLIC UTILITIES	TO REMAIN
45 SDG&E PUBLIC UTILITIES	TO REMAIN
46 WATER PIPE	TO REMAIN
47 SDG&E PUBLIC UTILITIES	TO BE RELOCATED
48 SDG&E PUBLIC UTILITIES	TO REMAIN
49 SDG&E PUBLIC UTILITIES	TO REMAIN

*INDICATES EXCEPTION NUMBER IN LAWYERS TITLE COMPANY PRELIMINARY REPORT ORDER NUMBERS 7607703 & 613672391, DATED OCTOBER 22, 2012 AND JUNE 25, 2013, RESPECTIVELY, WHICH WAS USED IN THE PREPARATION OF THIS SURVEY. ITEMS LISTED AS "A#" ARE TIED TO 7607703. ITEMS LISTED AS "B#" ARE TIED TO 613672391.

PROPOSED EASEMENT

DESCRIPTION
11 AGRICULTURAL EASEMENT



LEGEND:

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- 100' RIGHT-OF-WAY
- MUP BOUNDARY (26.0 AC)
- EXISTING CONTOUR
- PROPOSED GRADING
- PROPOSED DAYLIGHT LINE
- PROPOSED SPOT GRADE
- PROPOSED PAD ELEVATION
- PROPOSED 7' CHAINLINK FENCE W/ SLATS (8' MAX.)
- PROPOSED ACCESS GATE
- DIRECTION OF FLOW / SLOPE
- EXISTING DIRT ROAD
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED FIRE ACCESS ROAD-ALL WEATHER (WIDTH PER PLAN)
- EXISTING BUILDING
- EXISTING POWER POLE
- EXISTING WATER WELL
- PROPOSED PV PANEL
- PROPOSED INVERTER/TRANSFORMER PAD (2)
- 100-YEAR INUNDATION LIMITS
- EXISTING CULVERT
- RELINQUISHMENT OF ACCESS RIGHTS
- EXISTING TREES
- PRIVATE DRIVEWAY ACCESS-ALL WEATHER
- BMP (SEE MINOR SHMP)

ASSESSOR PARCEL NUMBER

188-120-09 & 10

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF THE EAST HALF OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN DEEDS RECORDED APRIL 1, 1985 AS INSTRUMENT NO. 85-124118, AND SEPTEMBER 24, 1990 AS INSTRUMENT NO. 90-521370, JANUARY 4, 1991 AS INSTRUMENT NO. 91-0004366, ALL OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83, EPOCH 2011.00), ZONE 6, BASED LOCALLY UPON CONTROL STATIONS P478 & PM06, PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) WITH A BEARING OF N78°55'32"W.

BENCHMARK

BM 50300; 3.5" DISC USGS S300, 30' +/- SOUTH OF INTERSECTION OF SUNSET ROAD AND VALLEY CENTER ROAD.
ELEVATION = 1500.99 DATUM: NAVD29

SITE ADDRESS:

29471 COLE GRADE ROAD
VALLEY CENTER, CA 92082

OWNER/APPLICANT:

NLP VALLEY CENTER SOLAR, LLC
17901 VON KARMAN AVENUE, SUITE 1050
IRVINE, CA 92614
CONTACT: PATRICK BROWN
PHONE: (619) 733-2649

NLP VALLEY CENTER SOLAR
PHOTOVOLTAIC SOLAR FARM
COUNTY OF SAN DIEGO, CA
PRELIMINARY GRADING PLAN

AUGUST 10, 2015
SHEET 1 OF 1

